

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 220-2025

A By-law to adopt Amendment Number 145 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 145 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2” is hereby adopted.
2. THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 22nd day of September, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 28 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 2025.
City Council voted in favour of this by-law on September 22, 2025.
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.
Effective Date of By-Law: September 22, 2025

AMENDMENT NUMBER 145
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 145 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I”.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan. The Amendment will create a new site-specific policy area to permit a high-rise mixed-use development consisting of two 59-storey residential towers and one 7-storey office tower atop a five to seven storey shared podium, with a floor space index of 9.0 times the area of the lot. The proposal includes a total of 1,349 dwelling units, office space, ground-floor retail space and a portion of a north-south privately owned, publicly accessible mews.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 145" on Schedule "1" attached hereto:

1. Permit a maximum building height of 59-storeys.
2. Permit a maximum Floor Space Index ('FSI') of 9.0 times the area of the lot.
3. Permit a maximum podium height of 7-storeys.
4. Permit a maximum residential tower floorplate of 815 m².
5. Require a minimum non-residential Gross Floor Area ('GFA') of 11%.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Highway 7 and west of Edgeley Boulevard and are municipally known as 3300 Highway 7, being Part of Lot 6, Concession 5, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 145."

III BASIS

The decision to amend VOP 2010 and the VMC Secondary Plan is based on the following considerations:

1. The Subject Lands are within a Settlement Area and the Delineated Built-Up Area

of the Built Boundary of York Region. The development supports a compact urban form by intensifying underutilized lands within a major transit station area that is fully serviced by municipal infrastructure. By making efficient use of existing services and offering a range of unit sizes, the development constitutes higher-density growth that leverages nearby transportation investments, aligning with the goals of the Provincial Planning Statement.

2. The York Region Official Plan 2022 provides that the Subject Lands are located within an Urban Area, an Urban Growth Centre, a Regional Centre, Protected Major Transit Station Area 54 – Commerce Bus Rapid Transit Station, and along a Regional Corridor. Further, the Subject Lands have a land use designation of “Community Area”, which permits a broad range of urban uses, including residential, population-related employment, and community services. These designations are intended to serve as focal points for intensive, mixed-use development, and are planned to accommodate a diverse mix of land uses, housing types, employment opportunities, and active transportation infrastructure.
3. In the VMC Secondary Plan, the Subject Lands are located within the Station Precinct land use designation. The site is within walking distance of the VMC Subway Station, the SmartVMC Bus Terminal, and the VIVA Bus Rapid Transit corridor along Highway 7. By focusing density near these high-order transit nodes, the development encourages reduced car dependency, supports sustainable mobility, and capitalizes on the investment of major transit infrastructure.
4. The proposed development will contribute meaningfully to the population targets for the VMC as well as the City and Region. It will introduce 1,349 new residential units, with over 35% of them being two-bedroom or larger, supporting families and a diverse range of household types. Further, the proposal aligns with the Province’s Housing Supply Action Plan, which prioritizes increasing the supply of housing, particularly within transit-oriented urban centres, such as the VMC.
5. The proposed development will contribute meaningfully to the employment targets for the VMC as well as the City and Region. It provides 7-storeys (11,288 m²) of office space and 1,478 m² of ground floor retail space which will bring new employment opportunities to the area, assisting in building a complete community

where people can both live and work. These components also support the City's broader goal of fostering a strong, diverse economy within the urban centre. To implement and ensure delivery of these components, the Amendment requires that a minimum of 11% of the total GFA consists of non-residential uses.

6. The development provides a well-articulated podium expression, tower massing, and thoughtful locations of building entrances with active frontages to animate the street. While the VMC Secondary Plan provides for 6-storey podium heights along Highway 7 and in the Station Precinct designation, the proposed 5 to 7-storey podium height responds appropriately to the scale of the frontage along the regional intensification corridor and is therefore supported.
7. The towers meet or exceed the 25-metre building separation to ensure minimal shadowing impacts and the loss of sky views, maintenance of privacy, and contribution to an appealing skyline. The proposed increase from a maximum 750 m² to 815 m² residential floor plate allows for flexibility in final design, an optimal unit layout.
8. The statutory Public Meeting was held on February 4, 2020. The recommendation of the Committee of the Whole to receive the Public Meeting report of February 4, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on February 11, 2020. A second Public Meeting was required in accordance with VOP 2010 Policy 10.1.4.1 and held on October 8, 2024. The recommendation of the Committee of the Whole to receive the Public Meeting report of October 8, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 29, 2024. Vaughan Council approved, in principle, Official Plan Amendment File OP.19.010 (1042710 Ontario Limited) on September 22, 2025, having considered a comprehensive report at a Committee of the Whole Meeting on September 9, 2025.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, Volume 2, Section 11.12 of the VMC Secondary plan is hereby amended by:

1. Amending Schedule “K” – Site Specific Policy Areas, attached hereto as Schedule “2”, thereby identifying the Subject Lands located north of Highway 7 and west of Edgeley Boulevard, municipally known as 3300 Highway 7, as “Area Z”.
2. Adding the following after Policy 9.3.27 Area Y”

“Area Z (OPA #145)

9.3.28

1. Notwithstanding Schedule I – Height and Density Parameters of the VMC Secondary Plan, the maximum building height shall not exceed 59 storeys and the maximum permitted density (Floor Space Index (FSI)) shall not exceed 9.0 times the area of the lot, calculated in accordance with Policy 8.1.17 of the VMC Secondary Plan.
2. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, a maximum podium height of seven storeys is permitted on the Subject Lands.
3. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, a maximum residential floor plate of 815 m² is permitted.
4. A minimum of 11% of the total gross floor area across the entirety of the Subject Lands shall be attributed to non-residential uses.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88 and Zoning By-law 001-2021, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

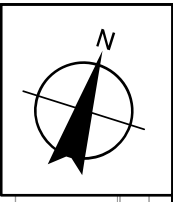
APPENDIX I

The Subject Lands are located on the north side of Highway 7 and west of Edgeley Boulevard, and are municipally known as 3300 Highway 7, in the City of Vaughan.

The purpose of this Amendment is to facilitate a high-rise mixed-use development consisting of two 59-storey residential towers and one 7-storey office tower atop a five to seven storey shared podium, with a floor space index of 9.0 times the area of the lot. The proposal includes a total of 1,349 dwelling units, office space, ground-floor retail space and a portion of a north-south privately owned, publicly accessible mews.

On September 22, 2025, Vaughan Council ratified the September 9, 2025, Committee of the Whole recommendations to approve Official plan Amendment File OP.19.010 (1042710 Ontario Limited) and the related Zoning By-law Amendment File Z.19.025. Vaughan Council approved the following recommendations (in part) with respect to File OP.19.010:

- “1 “THAT Official Plan Amendment File OP.19.010 (1042710 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010 (VOP 2010), Volume 2, Vaughan Metropolitan Centre Secondary Plan (VMC Secondary Plan) for the Subject Lands shown on Attachment 1 as follows:
- a) To recognize the Subject Lands as a new site-specific policy area “Area Z” on Schedule K with the following provisions:
- i. To increase the maximum permitted building height from 30-storeys to 59-storeys.
 - ii. To increase the maximum floor space index from 5.0 to 9.0 times the area of the lot.
 - iii. To increase the maximum podium height from six to seven storeys.
 - iv. To increase the maximum residential tower floorplate from 750 m² to 815 m².
 - v. To require that a minimum of 11% of the total gross floor area on the Subject Lands shall be attributed to non-residential uses.”

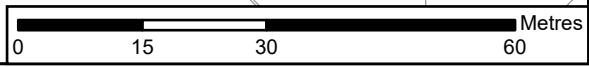


NEW PARK PLACE

EDGELEY BOULEVARD

HIGHWAY-7

INTERCHANGE WAY



This is Schedule '1'
To Official Plan Amendment No. 145
Adopted the 22nd Day Of September, 2025





File: OP.19.010
Related File: Z.19.025
Location: 3300 Highway 7, Part of Lot 6, Concession 5
Applicant: 1042710 Ontario Limited
City of Vaughan

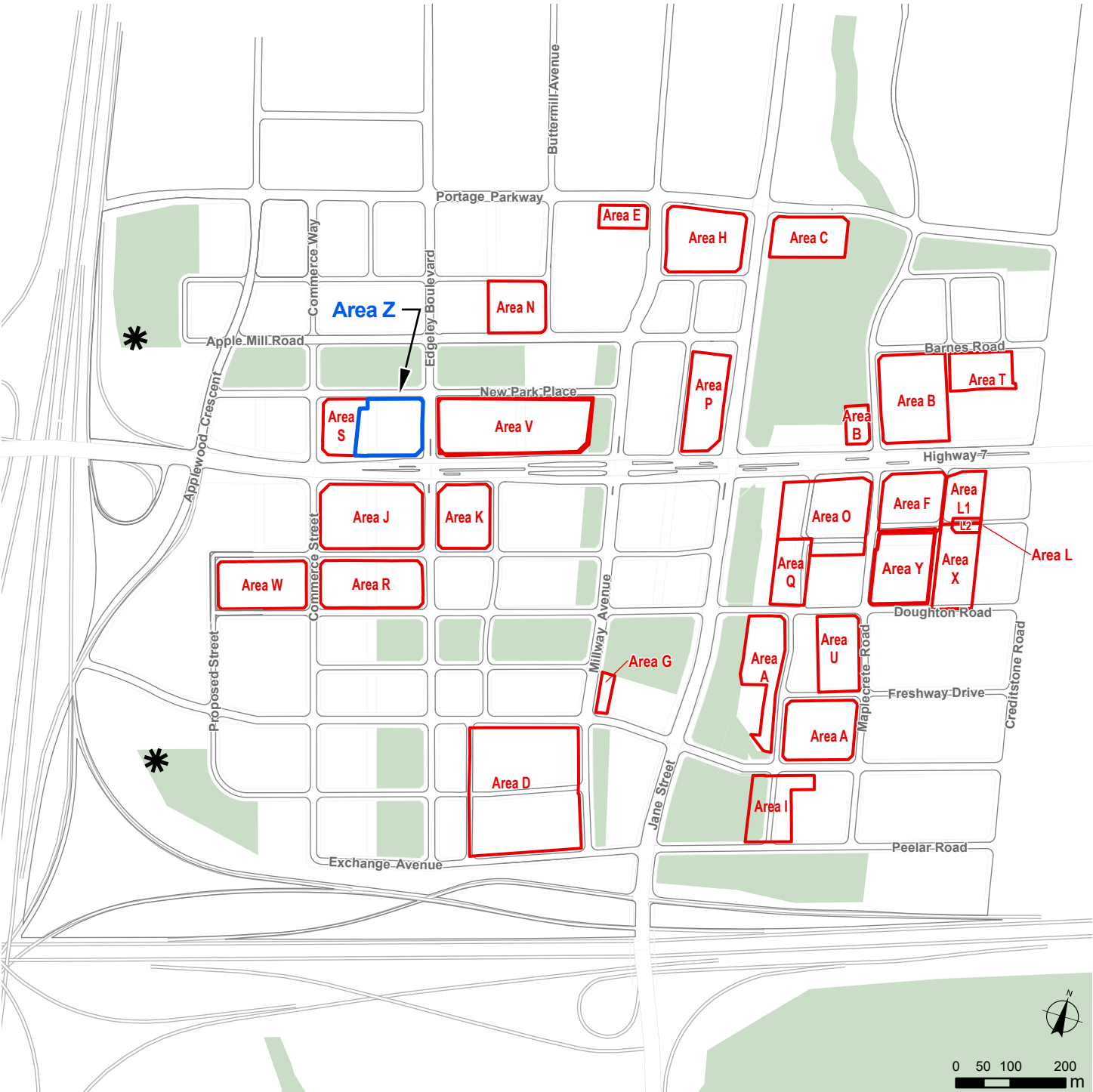


Lands Subject to
Amendment No. 145

SCHEDULE K > SITE SPECIFIC POLICY AREAS

LEGEND

-  Vaughan Metropolitan Centre boundary
-  Existing and planned streets
-  Major parks and open spaces
-  Areas subject to site-specific policies (see section 9.3)



This is Schedule '2'
To Official Plan Amendment No. 145
Adopted the 22nd Day Of September, 2025

File: OP.19.010
Related File: Z.19.025
Location: 3300 Highway 7, Part of Lot 6, Concession 5
Applicant: 1042710 Ontario Limited
City of Vaughan

 Lands Subject to
Amendment No. 145